

# The Corcoran Residential Rental Market Report

APRIL 2020 | MANHATTAN & BROOKLYN

*corcoran*

A horizontal line with a color gradient from blue on the left to red on the right, positioned below the word 'corcoran'.

# Manhattan Residential Rental Market Report

April 2020

*corcoran*

## Average Rent by Bedroom | April 2020

	Studio	1BR	2BR	3BR
<b>April 2020</b>	\$2,569	\$3,123	\$4,418	\$4,931
<b>March 2020</b>	\$2,408	\$3,031	\$4,266	\$5,495
<b>% Change Mo./Mo.</b>	<b>7%</b>	<b>3%</b>	<b>4%</b>	<b>-10%</b>
<b>April 2019</b>	\$2,437	\$2,909	\$3,253	\$3,759
<b>% Change Yr./Yr.</b>	<b>5%</b>	<b>7%</b>	<b>36%</b>	<b>31%</b>

## Average Rent by Bedroom by Building Type | April 2020

Type	Studio	1BR	2BR	3BR	Total
<b>Non-Doorman</b>	\$2,371	\$2,800	\$4,046	\$4,931	\$1,517
<b>Full-Time Doorman</b>	\$3,263	\$3,776	\$5,425	-	\$3,849

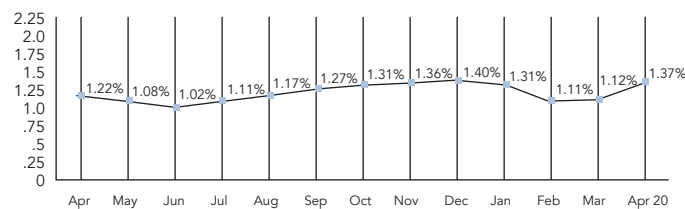
## OP Broker Fees | April 2020

Location	Percent with OP
<b>Manhattan Average</b>	29%
<b>Brooklyn Average</b>	52%
<b>Overall Average</b>	37%

## Vacancy Rate by Neighborhood | April 2020

Location	Vacancy Rate
BPC / Financial Dist.	1.25%
Chelsea	1.46%
East Village	1.47%
Gramercy	1.45%
Midtown East	1.50%
Midtown West	1.61%
Murray Hill	1.02%
Soho/Tribeca	1.32%
Upper East Side	1.14%
Upper West Side	1.60%
West Village	1.20%
<b>Average   April 2020</b>	<b>1.37%</b>
<b>Average   March 2020</b>	<b>1.12%</b>
<b>% Change Mo./Mo.</b>	<b>0.25%</b>
<b>Average   April 2019</b>	<b>1.22%</b>
<b>% Change Yr./Yr.</b>	<b>0.15%</b>

## Manhattan Rental Vacancy Rates | April 2020



## Median Rent by Neighborhood | April 2020



Selected outliers were excluded as to not skew the data.  
Fields with no figures reflect insufficient data.

The Corcoran Group is a licensed real estate broker located at 660 Madison Ave, NY, NY 10065.

corcoran.com

# Brooklyn Residential Rental Market Report

April 2020

*corcoran*

## Average Rent by Bedroom | April 2020

	Studio	1BR	2BR	3BR
April 2020	\$2,678	\$3,273	\$4,001	\$4,614
March 2020	\$2,721	\$3,216	\$3,986	\$5,367
% Change Mo./Mo.	-2%	2%	0%	-14%
April 2019	\$2,475	\$3,033	\$3,887	\$5,086
% Change Yr./Yr.	8%	8%	3%	-9%

## Median Rent by Neighborhood | April 2020

